

Hawaii Public Housing Authority
Annual and Five-Year Plan
Fiscal Years 2010-2014

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Hawaii Public Housing Authority PHA Code: HI001 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2009					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of Public Housing Units: 5,331 Number of Housing Choice Voucher units: 3,128					
3.0	Submission Type • <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. The mission of the Hawaii Public Housing authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.					



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5.2 Goals and Objectives

A. PHA Goal: Expand the supply of assisted housing

Objectives:

1. Apply for additional rental vouchers if available.
2. Reduce public housing vacancies: Not to exceed 5% vacancy rate.
3. Leverage private or other public funds to create additional housing opportunities: Assess the feasibility of mixed-use private redevelopment.
4. Shelter Plus – 100 units (20 unit per year)

B. PHA Goal: Improve the quality of assisted housing

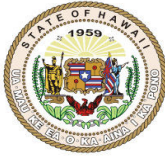
Objectives:

1. Improve public housing management: (PHAS score)
 - PHAS Physical Condition (REAC) - Passing score of 75 out of 100 points.
 - PHAS Financial Condition- Increase rent collection rate to 95%.
 - PHAS Management Operations -Vacant Unit Turnaround Time: Less than or equal to 20 days; Work Orders: Complete or abate 100% of emergency work orders within 24 hours and complete non-emergency work orders within an average of 25 days; Annual Inspections: Inspected 100% of its units and systems using the Uniform Physical Condition Standard (UPCS).
 - PHAS Resident Survey – refer to “Increase Customer Satisfaction” below.
 - Evaluate and upgrade PHA computer software to increase the efficiency of programs agency-wide.
 - Improve tenant rent collection system through timely evictions for non-payment of rents.
2. Improve voucher management: (SEMAP score) Strive for High-Performer: 90%
 - Maintain lease-up to 95% of budget utilization.
 - Partner with the City and County of Honolulu, Section 8 Housing Choice Voucher Program to develop a rent reasonableness process to improve operational effectiveness.
 - Develop and maintain an effective reporting system to improve operational efficiency.
 - Continue to develop relationships with more partners in the recruitment and retention of landlords.
3. Increase customer satisfaction: Resident Services and Satisfaction Survey - Achieve at least a score of 80% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance).
4. Concentrate on efforts to improve specific management functions:
 - Develop strategies and training for PH managers and staff to improve rating on the Resident Service and Satisfaction Survey.
 - Develop a plan to have Tenant Monitors available when managers are not available.
5. Renovate or modernize public housing units.
6. Demolish or dispose of obsolete public housing and provide replacement housing.
7. Provide replacement vouchers.
8. Leverage Capital Funds to accelerate modernization projects.
9. Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing.

C. PHA Goal: Increase assisted housing choices

Objectives:

1. Conduct outreach efforts to potential voucher landlords.
2. Provide Section 8 voucher mobility counseling.
3. Increase voucher payment standards.



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5.2 Goals and Objectives (cont.)

4. Implement voucher homeownership program.
5. Implement public housing or other homeownership programs.
6. Utilize Geographical Wait Lists.
7. Pursue designated housing for elderly-only project(s).

D. PHA Goal: Provide an improved living environment

Objectives:

1. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.
2. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
3. Implement public housing security improvements.
4. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

E. PHA Goal: Promote self-sufficiency and asset development of assisted households

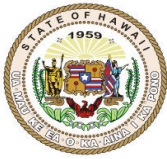
Objectives:

1. Increase the number and percentage of employed persons in assisted families by annually assisting public housing residents to attain their goals for economic self-sufficiency.
2. Attract supportive services to improve assistance recipients' employability.
3. Attract supportive services to increase independence for the elderly or families with disabilities by annually providing or attracting supportive services at 5 public housing sites that service elderly or disabled populations.
4. Provide measures and opportunities to increase the income of residents to complement de-concentration and income targeting.
5. Encourage and support resident participation in an existing Individual Development Account (IDA).

F. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
4. Continue on-going efforts to educate and provide information to the general population and to landlords.
5. Conduct on-going training to educate staff.
6. Continue to implement the Section 504 and ADA transition plans.
7. Implement the Limited English Proficiency (LEP) plan for applicants and residents of public housing and Section 8 programs.
8. Provide training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
9. Build community ties with private and non-profit organizations to affirmatively further fair housing.
10. Update the Fair Housing Analysis of Impediments in 2009.



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5.2 Goals and Objectives (cont.)

- G. PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:
 - 1. Implement project based accounting and management for federal public housing.
 - 2. Evaluate and upgrade PHA computer software to improve financial accounting and reporting.
 - 3. Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs.
- H. PHA Goal: Evaluate the current administration of HPHA's Section 8 Housing Choice Voucher Program.
- I. PHA Goal: Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HPHA will be exploring various options to maximize the number of voucher participants within the current HUD funding level, including:
 - 1. Adjusting the subsidies given to the current voucher holders to increase the number of active vouchers;
 - 2. Maintaining current subsidy amounts and not open the wait list until HUD funding is increased.
- J. PHA Goal: Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.



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6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission

- *Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures:* HPHA will establish a wait list preference for working families, and is pursuing public/private partnership mixed-use redevelopment at one or more sites to enhance de-concentration.
- *Financial Resources* amounts have changed.
- *Rent Determination:* HPHA will establish a minimum rent of at least \$50 for all tenants. This was presented to and approved by the Resident Advisory Board but inadvertently omitted from the public PHA Plan draft; public testimony was received asking that it be corrected. A new fee of \$25 will be charged for rent paid more than 7 business days after due, and for dishonored checks.
- *Operations and Management* will incorporate mixed-use redevelopment.
- *Designated Housing for Elderly:* HPHA will submit plans for elderly-only designation for one or more sites.
- *Community Service and Self Sufficiency:* a waitlist preference for working families will encourage increased self-sufficiency.
- *Safety and Crime Prevention:* additional sites have been added to those affected by safety needs; additional legislation is being pursued.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

Hawaii Public Housing Authority (HPHA)
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

Also available on the internet at <http://www.hpha.hawaii.gov/housingplans/index.htm>

THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:

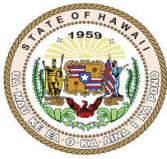
Note: ACOP refers to the Admissions and Continued Occupancy Policy document

1. **Eligibility, Selection and Admissions. and Wait List Policies:** ACOP Chapters 2 and 3
2. **De-concentration Policy:** ACOP Chapter 4
3. **Statement of Financial Resources**
4. **Rent Determination policy:** ACOP Chapter 6.
5. **Operation and Management**
6. **Grievance Procedures:** ACOP Chapter 13



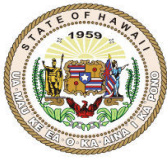
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6.0	<p>(cont.)</p> <ul style="list-style-type: none"> 7. Designated Housing for Elderly and Disabled Families 8. Community Service and Self-Sufficiency 9. Safety and Crime Prevention 10. Pets Policy: ACOP Chapter 10 11. Civil Rights Certification 12. Fiscal Year Audit 13. Asset Management 14. Violence Against Women Act (VAWA) activities
7.0	<ul style="list-style-type: none"> • Hope VI or Mixed Finance Modernization or Development: HPHA is planning a Request for Proposals for a developer/partner mixed income/mixed finance redevelopment project at Kuhio Park Terrace (614 units) and Kuhio Homes (134 units). Timetable: <ul style="list-style-type: none"> HPHA Board approval.....February 19, 2009 Issuance of RFP.....March, 2009 Notice of award.....August, 2009 • Demolition and/or Disposition: <ul style="list-style-type: none"> 1. Lanakila Homes, Big Island: HPHA had previously received approval to demolish a number of buildings at Lanakila Homes. Subsequently it was determined that rehabilitation of 3 of those buildings would be more appropriate, and approval to rescind demolition of 6 units was granted by HUD. On February 19, 2009 the HPHA Board of Directors authorized HPHA to pursue a plan to utilize volunteer organizations to renovate the 6 units and return them to service. 2. Waimanalo Homes, Oahu: The Department of Hawaiian Home Lands (DHHL) requested a no-cost six-foot wide sewer easement along the property line of Lot 146, in order to connect a new DHHL subdivision to the existing city sewer system. There is no adverse impact on HPHA, the property or its residents. No units are taken from service, no tenants displaced. Tenants will be informed of the planned easement. 3. No additional demolition requests are planned at this time. HPHA may consider demolition of a limited number of units should circumstances require. Such action would only occur in consultation and with the approval of Department of Housing and Urban Development. • Conversion of Public Housing: None planned for this time period. • Homeownership Programs: Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. No change in status since previous PHA plan.



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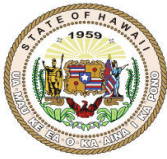
7.0	<ul style="list-style-type: none"> Project-based Vouchers. 305 units at Pololo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives. <p>To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation. HPHA will continue to develop these strategies to better address housing needs in Hawaii.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>ATTACHED</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>ATTACHED</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>NOT APPLICABLE</p>



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9.0 Housing Needs of Families in the Jurisdiction.

Housing Needs of Families on the Public Housing Waiting List		
	# of families	% of total families
Waiting list total	8,834	
Extremely low income <=30% AMI	7,457	84.41
Very low income (>30% but <=50% AMI)	1,170	13.24
Low income (>50% but <80% AMI)	177	2.0
Families with children	4,504	50.98
Elderly families	1,797	20.34
Families with Disabilities	1,774	20.08
White	1,456	16.48
Hispanic	589	6.67
Black	203	2.3
Am Indian, etc	105	1.19
Asian/Pacific Islander/Other	7,070	80.03
Characteristics by Bedroom Size (Public Housing Only)		
1BR and Studio	3,911	44.27
2 BR	3,277	37.10
3 BR	1,339	15.16
4 BR	227	3.14
5 BR	30	.34
5+ BR	0	



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9.0 Housing Needs (cont.)

Housing Needs of Families on the Section 8 Waiting List		
	# of families	% of total families
Waiting list total	4,252	
Extremely low income <=30% AMI	4,016	94.4
Very low income (>30% but <=50% AMI)	205	4.8
Low income (>50% but <80% AMI)	31	.07
Families with children	1,508	35.5
Elderly families	261	6.1
Families with Disabilities	691	16.3
White	786	18.6
Hispanic	358	8.4
Black	109	2.6
Am Indian, etc	51	1.2
Asian/Pacific Islander/Other	3,306	77.8%

The following data is drawn from the Hawaii Housing Policy Study Update, 2006, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC).

Shelter costs as percentage of income (Source: 2006 HHFDC Housing Policy Study):

	State of Hawaii	County of Honolulu	County of Hawaii	County of Maui	County of Kauai
Less than 30% household Income	40.7	40.6	43.4	36.5	43.0
30 to 40% of household income	12.8	12.4	12.4	15.8	12.0
More than 40% household income	25.7	25.1	26.1	30.0	24.0
No shelter cost	20.8	21.9	18.1	17.7	20.9

"No shelter cost" includes those renting without payment of cash rent and homeowners with paid-up mortgages.



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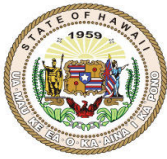
9.0 Housing Needs (cont.)

Household income data by County (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Household Income							
			Less than \$15,000	\$15,000 to \$24,999**	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	Refused
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	6%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,266	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,687	9%	13%	13%	22%	19%	14%	11%	—
	2006	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,644	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	16%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	376,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—

Housing Cost by County (Source: 2006 HHFDC Housing Policy Study)

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$864	
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,546	\$1,650	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
Maui	1992	34,266	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,664	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,346	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,256	\$1,253
Hawaii	1992	39,789	\$651	\$691	\$579	\$556	
	1997	46,271	\$954	\$1,069	\$940	\$897	\$844
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
Kauai	1992*	16,981	\$726	\$773	\$612	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$880
	2003	20,460	\$1,284	\$1,306	\$1,014	\$983	\$885
	2006	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
Total	1992	338,385	\$800	\$863	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,286	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,348



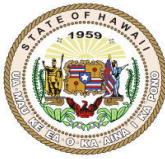
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9.0 Housing Needs (cont.)

Shelter to Income Ratios (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.9%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2006	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,266	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	16.0%	19.8%	16.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	46,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	16,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	16.8%	18.0%	13.3%
	2006	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

Includes both rent and mortgage payments.



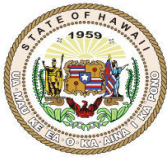
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9.0 Housing Needs (cont.)

Table C-1. Average Rents for Apartments and Houses, 2006 by Type, Bedroom, and Area

County Areas	Average Rents									
	Apartment					House		Townhouse		
	Studio	1	2	Other	Total	3&4	Other	2	3	Other
Honolulu										
Central	\$787	\$970	\$1,253	\$1,777	\$1,208	\$2,264	\$1,738	\$1,542	\$1,977	\$1,208
Central Honolulu	\$979	\$1,240	\$2,021	\$2,820	\$1,657					
East Honolulu	\$1,100	\$1,735	\$2,289	\$3,052	\$2,257	\$3,068	\$2,899	\$2,021	\$2,602	\$2,412
Ewa Plain	\$800	\$1,194	\$1,400	\$1,500	\$1,370	\$2,335	\$2,270	\$1,516	\$2,031	\$1,290
Leeward	\$792	\$964	\$1,159	\$1,390	\$1,020	\$3,068	\$2,899			
Makiki/Manoa	\$952	\$1,120	\$1,659	\$2,421	\$1,372	\$2,857	\$1,868			
Pearl City/Aiea	\$926	\$1,228	\$1,515	\$1,908	\$1,321	\$2,252	\$1,542	\$1,610	\$1,950	\$1,543
Salt Lake	\$939	\$1,152	\$1,531	\$1,960	\$1,427					
Waialae/Kahala						\$3,541	\$2,982			
Waikiki	905.9	1415.5	2053.4	2772.3	\$1,572					
Windward	1202	1453.3	1632.94	2105.2	\$1,618	\$2,685	\$2,066	\$1,838	\$2,344	\$2,032
Other	1090	1487.8	2016.45	2002.4	\$1,698	\$2,388	\$1,809	\$1,312	\$2,022	\$2,348
Total	\$960	\$1,263	\$1,798	\$2,464	\$1,552	\$2,467	\$1,939	\$1,574	\$2,133	\$1,522
Maui										
Central	\$777	\$1,075	\$1,345	\$1,809	\$1,236	\$1,008	\$1,361	\$1,987	\$2,580	\$1,599
South	\$1,217	\$1,206	\$1,460	\$1,840	\$1,433	\$1,150	\$1,580	\$2,576	\$3,083	\$1,858
Upcountry	\$750	\$1,200	\$2,117	\$2,000	\$1,712	\$1,098	\$1,494	\$2,114	\$3,175	\$1,613
West	\$1,035	\$1,478	\$1,809	\$2,355	\$1,788	\$1,102	\$2,049	\$3,016	\$1,600	\$2,330
Total	\$984	\$1,223	\$1,498	\$2,075	\$1,461	\$1,096	\$1,508	\$2,254	\$2,892	\$1,711
Hawaii										
East Hawaii	\$745	\$806	\$969	\$1,303	\$886	\$853	\$1,042	\$1,256	\$1,642	\$1,181
Kona-Keauhou	\$970	\$1,100	\$1,529	\$1,984	\$1,422	\$1,184	\$1,812	\$2,100	\$3,200	\$1,947
Capt. Cook-Kealahou	\$900	\$1,025	\$1,354		\$1,262	\$1,008	\$1,433	\$1,861	\$2,400	\$1,563
Waikoloa	\$913	\$2,274	\$1,653	\$2,494	\$1,810	\$1,225	\$1,694	\$2,158		\$1,977
Waimea-Kohala	\$838	\$983	\$1,683	\$1,800	\$1,085	\$1,178	\$1,700	\$2,047	\$2,150	\$1,813
Other	\$969	\$958	\$1,575	\$2,018	\$1,175	\$992	\$1,289	\$1,630	\$1,767	\$1,455
Total	\$855	\$1,027	\$1,409	\$1,880	\$1,306	\$966	\$1,303	\$1,504	\$1,803	\$1,508
Kauai										
West		\$950	\$750		\$850	\$1,231	\$1,354	\$1,611		\$1,477
Lihue	\$988	\$925	\$1,462	\$1,909	\$1,427	\$890	\$1,679	\$1,971		\$1,797
Wailua-Anahola	\$781	\$1,080	\$1,371	\$1,733	\$1,090	\$1,435	\$1,494	\$1,859	\$2,200	\$1,679
Poipu-Kalaheo	\$1,028	\$1,200	\$1,400	\$1,692	\$1,254	\$1,273	\$1,487	\$1,968	\$2,200	\$1,713
North Shore	\$1,097	\$1,408	\$1,553	\$2,238	\$1,622	\$1,199	\$2,108	\$2,608	\$3,250	\$2,332
Other		\$850	\$1,850	\$1,950	\$1,690	\$795	\$1,950	\$2,299	\$2,100	\$2,006
Total	\$929	\$1,092	\$1,469	\$1,992	\$1,357	\$1,272	\$1,600	\$2,017	\$2,533	\$1,801
Total Oahu	\$960	\$1,263	\$1,798	\$2,464	\$1,552					\$2,110
Total Other Islands	\$876	\$1,077	\$1,442	\$1,942	\$1,347					\$1,617
Total All Hawaii	\$929	\$1,218	\$1,693	\$2,235	\$1,490					\$1,641

Source: Rental Survey January 1 through November 30, 2006. See Technical Report for details. Sample sizes for small areas and for Kauai were affected by low ad counts and may be affected by small sample sizes.



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9.1 Strategy for Addressing Housing Needs.

A. Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units by outsourcing where appropriate.
- Seek replacement of public housing units lost to the inventory through mixed finance development.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

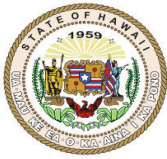
Strategy 2: Increase the number of affordable housing units:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

B. Need: Specific Family Types: Families at or below 30% of median

Strategy: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work



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9.1 Strategy for Addressing Housing Needs (cont.)

C. Need: Specific Family Types: Families at or below 50% of median

Strategy: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

D. Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

E. Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

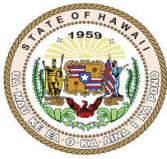
F. Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Provide training to housing providers and to residents with limited English proficiency.

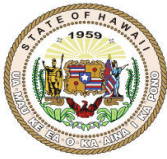
Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing



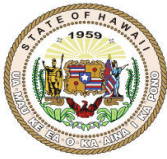
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9.1	Reasons for Selecting Strategies (cont.) <ul style="list-style-type: none">• Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA• Influence of the housing market on PHA programs• Community priorities regarding housing assistance• Results of consultation with local or state government• Results of consultation with residents and the Resident Advisory Board• Results of consultation with advocacy groups
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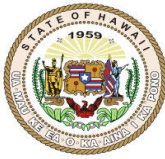
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10.0	<p>Additional Information. (a) Progress in Meeting Mission and Goals in the previous 5- Year Plan (FY 2005-2009)</p> <p>1. PHA Goal: Expand the supply of assisted housing</p> <p>A. Apply for additional rental subsidies: <i>Applications for HUD Specific Section 8 Housing Choice Vouchers will be submitted provided that HUD specific funding is available and HPHA meets the criteria for the specific funding..</i></p> <p>B. Reduce public housing vacancies, not to exceed 5% vacancy rate.</p> <ul style="list-style-type: none"> • <i>Of the 537 units vacant as of June 30, 2008, 345 have been repaired.</i> • <i>The remaining 192 units are scheduled to be repaired or under contract for repairs by June 30, 2009.</i> • <i>Current occupancy rate is 94%</i> <p>2. PHA Goal: Improve the quality of assisted housing</p> <p>A. Improve public housing management: (PHAS score) 90.0: <i>The 2008 PHAS score is 75% (standard performer)</i></p> <p>B. Attain SEMAP score of 90% or better: <i>The 2007-2008 final assessment SEMAP score ranks HPHA as a "Standard Performer."</i></p> <p>C. Increase customer satisfaction: <i>The HPHA scored 9 out 10 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2007.</i></p> <p>D. Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) <i>Implemented strategies and training for public housing managers and their staff in order to obtain a high rating on the Resident Service and Satisfaction Survey.</i></p> <p>E. Renovate or modernize public housing units: <i>the following have had substantial rehabilitation</i></p> <ul style="list-style-type: none"> • <i>Kalihi Valley Homes Phase II (63 units); Pumehana (7 Units); and Lanakila Homes Development Phase IIa and 2b (48 Units).</i> • <i>Modernization at Kalihi Valley Homes Phase IIIa (45 units).</i> • <i>Modernization of Ka Hale Kahaluu (50 Units) completed November 2007.</i> • <i>Kalihi Valley Homes Phase IIIb (27 Units) will be completed by April 30, 2009..</i> • <i>Minor renovation at Noelani I and II (43 Units).</i> • <i>Pumehana, Kalanihuia, and Makamae exterior structure (414 Units).</i>
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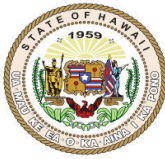
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10.0	<p>Progress in Meeting Mission and Goals (cont.)</p> <p>F. Provide replacement public housing:</p> <ul style="list-style-type: none"> • 48 new units were developed at Lanakila Homes in Phases IIa and IIb to replace demolished units. • 20 new units currently in design and will be developed at Lanakila Homes in Phase IIIa to replace demolished units. <p>3. PHA Goal: Increase assisted housing choices</p> <ul style="list-style-type: none"> • Geographical Wait List: <i>Administrative rules implemented in December 2001.</i> • Conduct ongoing outreach efforts to potential voucher landlords: <i>Outreach activities to attract new voucher landlords began in March, 2005, including owners of accessible units, and is ongoing on an annual basis.</i> <p>4. PHA Goal: Provide an improved living environment</p> <ul style="list-style-type: none"> • Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: <i>HPHA is considering a waiting list preference for families with income, and is investigating mixed-use redevelopment for one or more sites.</i> • Implement public housing security improvements: <i>HPHA coordinated Neighborhood Watch and Voluntary Tenant Patrol programs in fourteen public housing sites and supported the Boys and Girls Club of Maui to provide after school youth program in public housing.</i> <p>5. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • Increase the number and percentage of employed persons in assisted families: <i>the following has been provided to federal public housing residents</i> <ul style="list-style-type: none"> a) 40 Tenant Aide Positions filled, 19 hours per week b) Individual Training Service Plans for 155 people c) Case management and Congregate activities for 361 elderly residents • Provide or attract supportive services to increase independence for the elderly or families with disabilities: <i>Under the Resident Opportunities and Self-Sufficiency Program, case management and congregate services are being provided at Kalakaua Homes, Makua Alii, Paoakalan; services at, Punchbowl Homes, Pumehana, Kalahuia and Makamae were provided until the grant expired June, 2008.</i> • Submitted and awarded a 2006 Resident Opportunities and self-sufficiency (ROSS) grant application for \$450,000 over three years at Kalakaua Homes, Makua Alii and Paoakalani. <i>Partnering with child and Family Services/Honolulu Gerontology to provide case management/services to assist elderly residents to age in place.</i>
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10.0	<p>Progress in Meeting Mission and Goals (cont.)</p> <ul style="list-style-type: none"> Submitted and awarded 2006 and 2007 Resident Opportunities and Self-sufficiency (ROSS) grant applications for a Family Self-sufficiency Coordinator. Submitted and awarded a 2006 Resident Opportunities and Self-sufficiency (ROSS) grant application for \$388,522 to assist residents with psychiatric disabilities at Kalakaua Homes, Makua Alii, and Paoakalani to live in their homes independently, safely and to minimize potential negative interactions <p>6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> Policy and procedures for reasonable accommodation/modification are being implemented throughout HPHA offices. Complaint process has been established for the HPHA. On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc. The HPHA has established a partnership with the counties, Hawaii Civil Rights Commission, and the Legal Aid Society of Hawaii. DHS Limited English Proficiency (LEP) plan has been adopted to affirmatively further fair housing. Ongoing effort to post fair housing posters at all projects and offices sites; all project management offices have posters. Main office has the posters displayed. On-going efforts to educate the public and landlords: free workshops have been conducted for anyone wishing to attend. On-going training to educate staff: in coordination with several counties, workshops were offered to all staff members. Provide information to the public: The HPHA in conjunction with the counties as coordinated training for the public, landlords, and employees on fair housing laws. Implement the Section 504 and ADA transition plans: plans for carrying out the transition plans have commenced; accessibility issues are being addressed at each project as they are scheduled. <p>7. PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:</p> <ul style="list-style-type: none"> Automating major operational components such as public housing and Section 8 wait list data, work order processing and tracking, materials inventory, public housing and Section 8 inspections. The computer system was upgraded to provide electronic transmission of HUD's 50058 Forms for public housing and Section 8 programs. Proceeding to upgrading the computer network infrastructure to increase productivity. Personal computers are in the process of being upgraded with new models, to provide faster response time for users. HPHA is in the process of developing a hardware and network plan, including upgrading the personal computers, cabling, and switches to provide faster response time for users. Ongoing SEMAP and PHAS training is being provided to HPHA staff.
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10.0	<p>Additional Information. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), HPHA will submit the following attachments:</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Elements of the Plan which were challenged in public hearings. (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)